

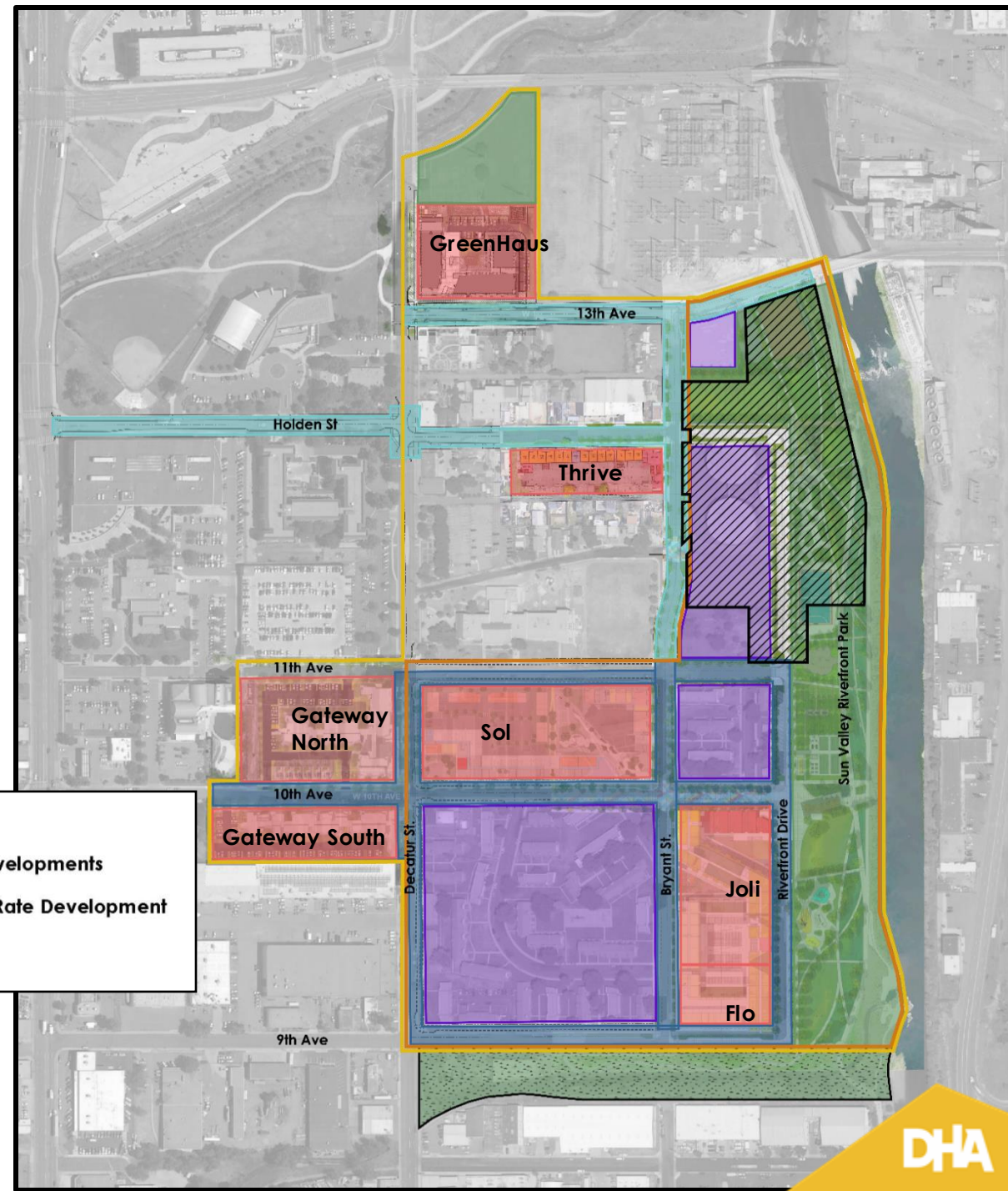
Sun Valley Redevelopment

History

- CCD approved the Federal Decatur GDP in 2014
 - Overhaul of the street grid:
 - 13th connections to Federal via Holden
 - Bryant Street extended from 13th to 9th
 - 10th Avenue “main street” through a redeveloped Sun Valley Homes
 - Creation of Riverfront Drive
 - Create Riverfront Park
 - Approx. 11.4-acres split between Sun Valley and Xcel Tank Farm
 - Only binding on Xcel if CCD acquires Xcel site via ROFO

Four Project Areas

- 13th Ave and Bryant Elevate Bond Project
- Sun Valley Homes & Annex
- Xcel Acquisition and Redevelopment
- Weir Gulch Improvements











Sun Valley Neighborhood Infrastructure

The Infrastructure Master Plan (“IMP”) was initiated to refine the development vision for the Sun Valley Redevelopment by the Denver Housing Authority (“Property Owner”) and the City, to incorporate updated mobility data from the surrounding neighborhoods, and to serve as a **regulatory tool to augment the GDP.**

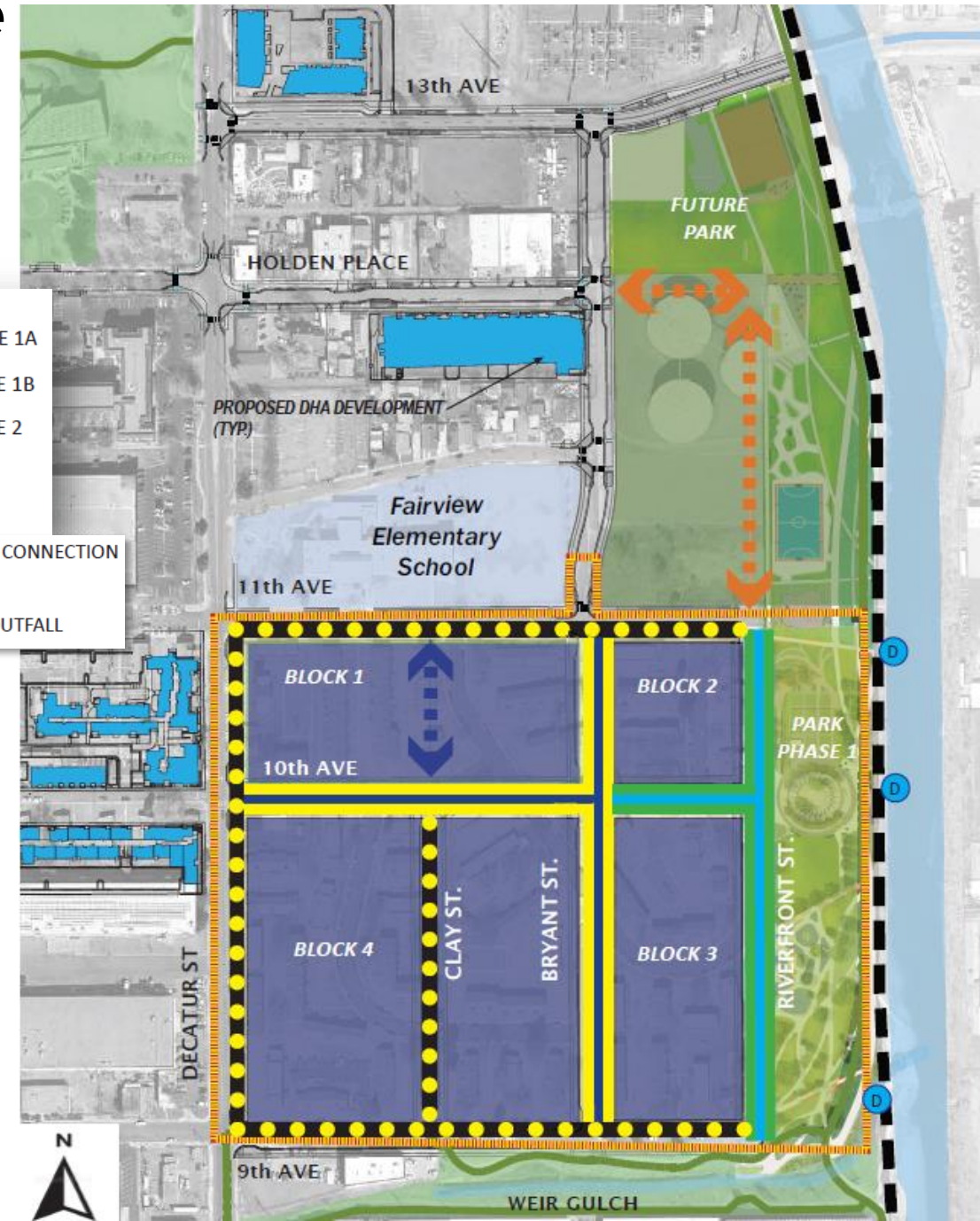
- ❑ DISTRICTS & USES
- ❑ CIRCULATION
- ❑ OPEN SPACE
- ❑ WATER AND DRAINAGE
- ❑ PHASING

LEGEND

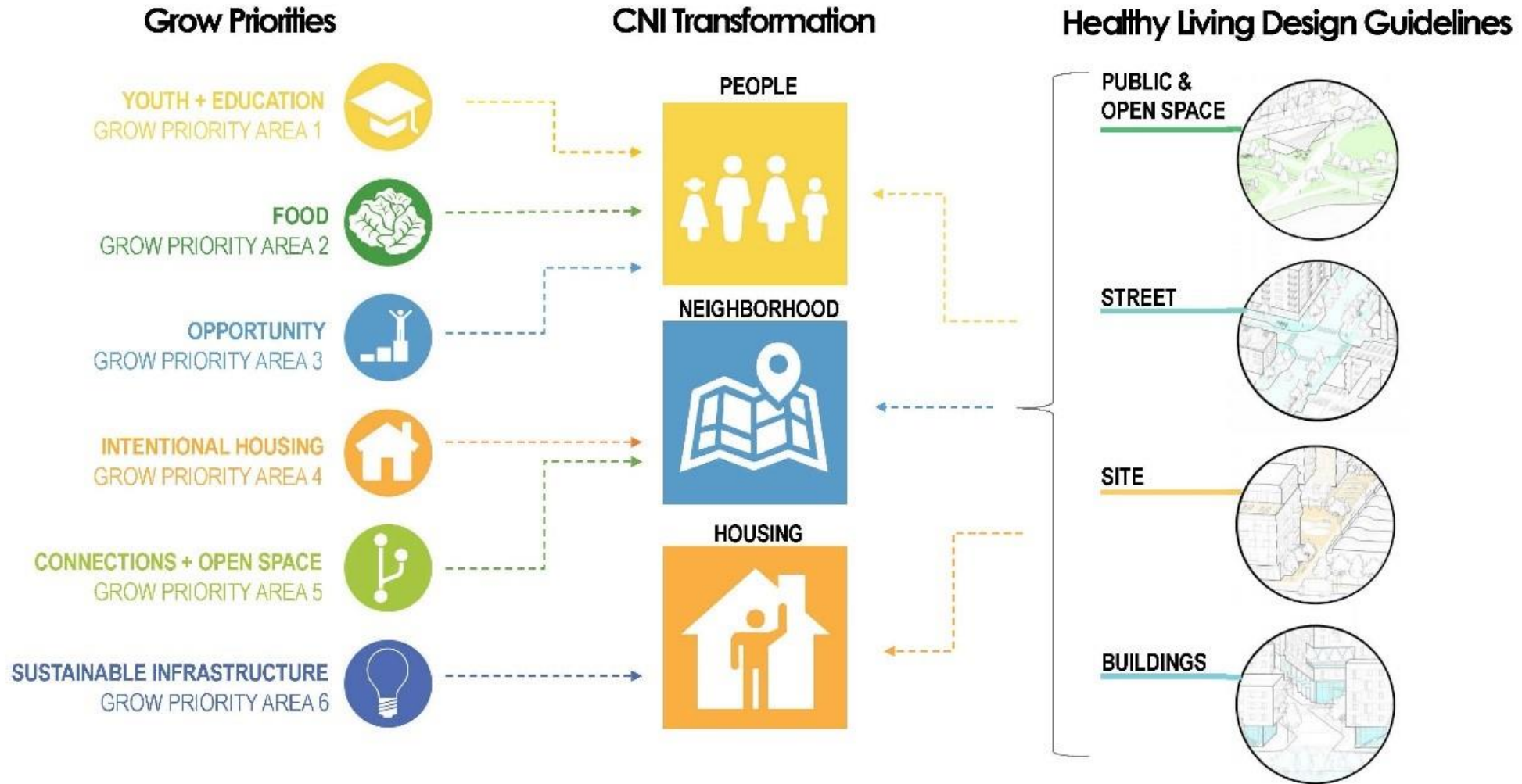
-  INFRASTRUCTURE PHASE 1A
-  INFRASTRUCTURE PHASE 1B
-  INFRASTRUCTURE PHASE 2
-  IMP BOUNDARY
-  PARK PHASE 1
-  PROPOSED PEDESTRIAN CONNECTION
-  FUTURE ROADWAY
-  PROPOSED DRAINAGE OUTFALL

Sol (Block 1) and Joli + Flo (Block 3) project Site Development Plan reviews/approvals are **subject to the IMP** and will guide future developments design and approvals (Blocks 1, 3, 5).

- Defines 10th Avenue Plaza GDP requirements
- Interim solution for Weir Gulch 100-Year storm
- Outlines terms of Riverfront Park (Phase 1)
- Phasing of ROW infrastructure & developments



Sun Valley Master Planning – Choice Neighborhoods Initiative



Sun Valley – Neighborhood Transformation & Housing Plan

Phase 1: Gateway North & South

- 187 units (70 PH replacement)
- Decatur Fresh Marketplace (2,500sf)
- 6 For-Sale Units (Rowhomes)

Phase 2: Greenhaus & Thrive

- 264 units (125 PH replacement)
- 13th Ave Realignment – Elevate Project

Phase 3: Joli Sol

- On-site Infrastructure – IMP Construction
- 302 Total units (138 PH replacement)
- Food and Business Incubator (7,000sf)

Flo

- 212 units (106 new PBV units)
- Sun Valley Riverfront Park – Phase 1
- Block 3 – Family Townhomes

Complete
Leased & Sold

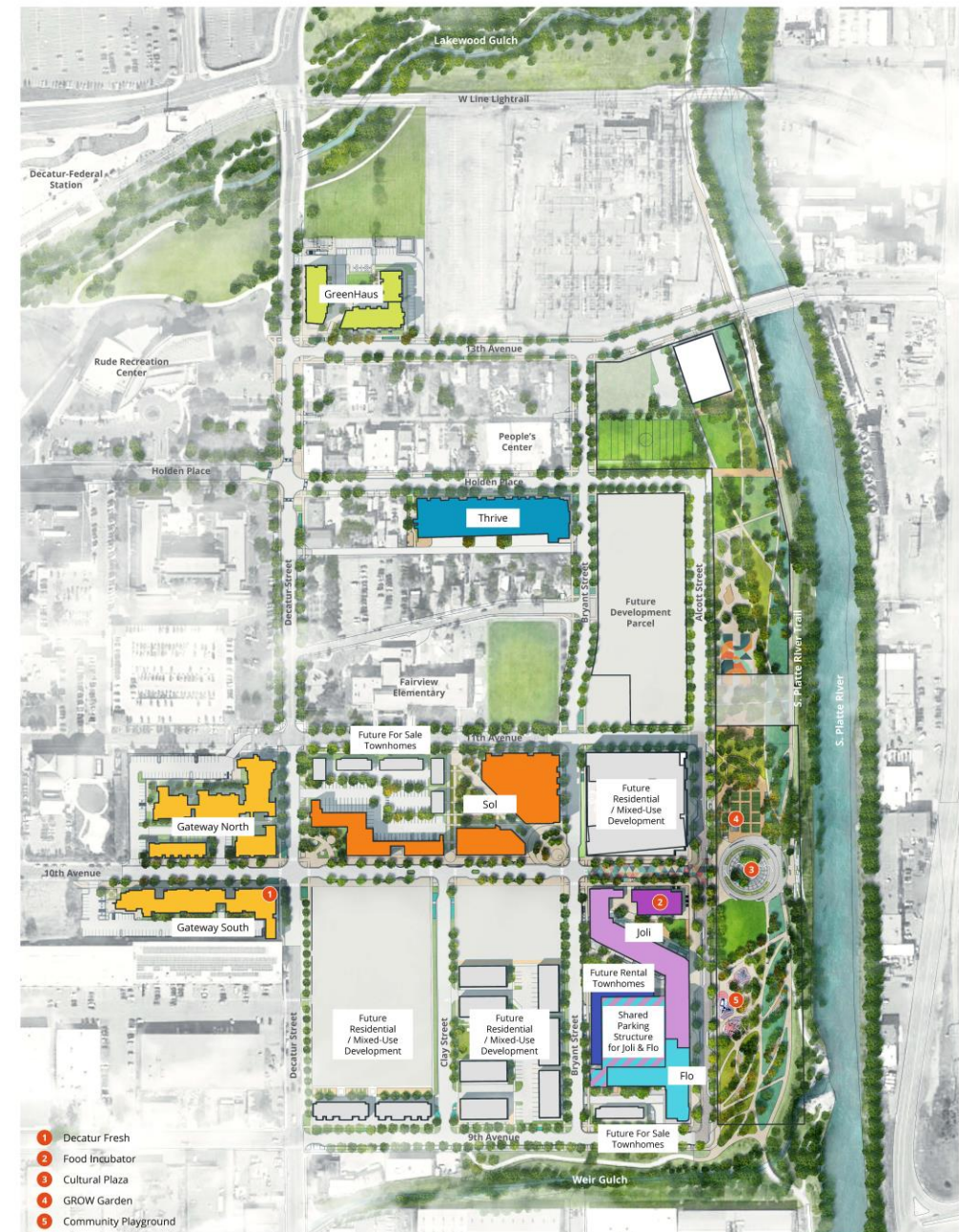
Complete
and Leasing

Under
Construction
as of Q1
2023

Q3 2023
Start

Total DHA Development OUTCOMES = 971 units*

* 763 income restricted (439 very low income), 208 market-rate



Sun Valley – Critical Milestones Summary

Milestone	Financing Status	Anticipated Construction Start Date	Anticipated Construction Completion Date
DHC – Zone B purchase	Closed May 11, 2022	N/A	N/A
DHC – Line of Credit for Zones B & C acquisitions + Infrastructure	Closed Sep 22, 2022	Sep 2022	Jul 2026
DHC – Zone C purchase	Closing Sep 29, 2022	N/A	N/A
General Improvement District (GID) Approval	City Council Approved Aug 29, 2022	N/A	N/A
Urban Redevelopment Plan + Tax Increment Financing	City Council Approval Oct 3, 2022	N/A	N/A
Joli	Closed Nov 22, 2022	Construction Began Jan 2023	Sep 2024
Sol	Closed Mar 30, 2023	Feb 2023	Jan 2025
Flo	Closing Jun 2023	July 2023	Apr 2025





Phase I:
Gateway North
Gateway South





Phase I: Decatur Fresh





Phase II: Greenhaus



Southwest perspective (from Decatur & W. 13th Ave)



Phase II: Thrive



Northeast perspective (from Bryant & W. Holden)



Phase III: JOLI Building Live/Work - Incubator



East perspective (from Alcott Shared-Street/Park)



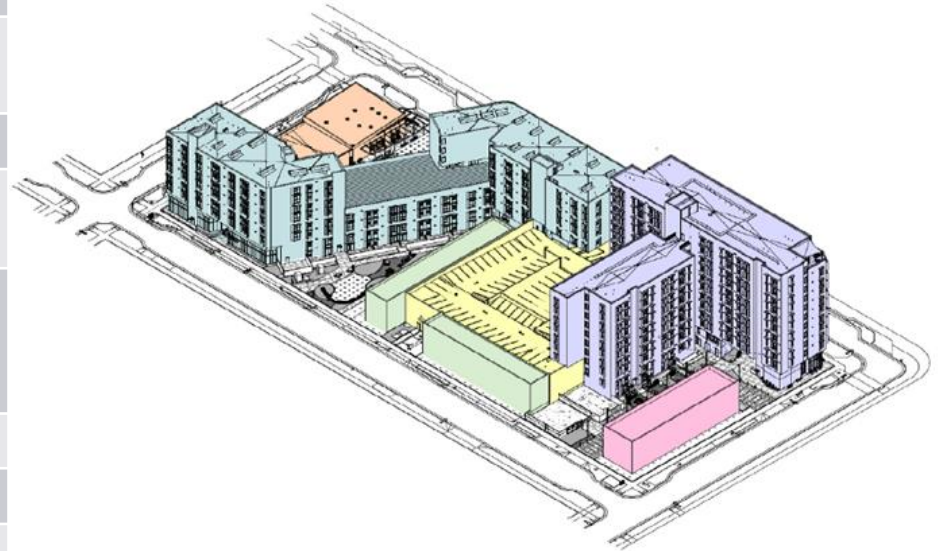
Phase III + IV: JOLI / FLO



Food Incubator

Joli + Flo Unit Mix – Block 3

Block 3 – Joli & Flo							
Area Median Income (AMI):	1BR	2BR	3BR	4BR	5BR	TOTAL	% of Total
30% AMI	84	20	7	6	2	119	41%
40% AMI	2	8	1	2	-	13	4%
50% AMI	25	5	2	1	-	33	11%
60% AMI	121	4	1	1	-	127	43%
70% AMI	-	-	-	-	-	0	0%
80% AMI	-	-	-	-	-	0	0%
Total	232	37	11	10	2	292	100%
% of Total	79%	13%	4%	3%	1%	100%	





Phase IV:
FLO + Parks
Open Space connections



Phase III: SOL



South perspective (from Clay Way & 10th Ave)

Sol Unit Mix – Block 1

Block 1 - Sol							
Area Median Income (AMI):	1BR	2BR	3BR	4BR	5BR	TOTAL	% of Total
20% AMI	-	5	2	6	-	13	10%
30% AMI	-	13	9	11	-	33	25%
40% AMI	-	9	9	3	-	21	16%
50% AMI	-	9	3	-	-	12	9%
60% AMI	-	-	-	-	-	0	0%
70% AMI	16	17	2	-	-	35	27%
80% AMI	3	15	-	-	-	18	14%
Total	19	68	25	20	0	132	100%
% of Total	14%	52%	19%	15%	0%	100%	



QUESTIONS & DISCUSSION